

PROPERTY LOCATION

No	Alt No	Direction/Street/City
20		HIGGINS ST, ARLINGTON

OWNERSHIP

Owner 1:	DONNELLY MICHAEL SR & AMY E			
Owner 2:				
Owner 3:				
Street 1:	20 HIGGINS ST			
Street 2:				
Twn/City:	ARLINGTON			
St/Prov:	MA	Cntry		Own Occ: Y
Postal:	02476		Type:	

PREVIOUS OWNER

Owner 1:	DONNELLY MICHAEL -		
Owner 2:	-		
Street 1:	20 HIGGINS ST		
Twn/City:	ARLINGTON		
St/Prov:	MA	Cntry	
Postal:	02476		

NARRATIVE DESCRIPTION

This parcel contains .106 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1922, having primarily Asbestos Exterior and 2834 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 12 Rooms, and 6 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

[illegible]

Total AC/HA: 0.10636	Total SF/SM: 4633	Parcel LUC: 104	Two Family	Prime NB Desc	ARLINGTON	Total: 391,293	Spl Credit	Total: 391,300
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Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - ArchiveProArling

apro

2023

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	4633.000	450,300		391,300	841,600
Total Card	0.106	450,300		391,300	841,600
Total Parcel	0.106	450,300		391,300	841,600
Source:	Market Adj Cost	Total Value per SQ unit /Card:		296.97	/Parcel: 296.9

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	104	FV	450,300	0	4,633.	391,300	841,600		Year end	12/23/2021
2021	104	FV	429,800	0	4,633.	391,300	821,100		Year End Roll	12/10/2020
2020	104	FV	430,200	0	4,633.	391,300	821,500	821,500	Year End Roll	12/18/2019
2019	104	FV	334,700	0	4,633.	391,300	726,000	726,000	Year End Roll	1/3/2019
2018	104	FV	334,700	0	4,633.	346,600	681,300	681,300	Year End Roll	12/20/2017
2017	104	FV	313,900	0	4,633.	290,700	604,600	604,600	Year End Roll	1/3/2017
2016	104	FV	313,900	0	4,633.	290,700	604,600	604,600	Year End	1/4/2016
2015	104	FV	279,700	0	4,633.	251,500	531,200	531,200	Year End Roll	12/11/2014

SALES INFORMATION

TAX DISTRICT

[illegible]

PAT ACCT.

[illegible]

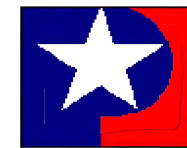
BUILDING PERMITS

[illegible]

ACTIVITY INFORMATION

Date	Result	By	Name
3/13/2009	Inspected	372	PATRIOT
12/19/2008	Measured	336	PATRIOT
3/10/2005	Permit Visit	BR	B Rossignol
12/7/1999	Mailer Sent		
12/1/1999	Measured	263	PATRIOT
1/1/1982		CM	

Sign: VERIFICATION OF VISIT NOT DATA / /



Patriot
Properties Inc.

USER DEFINED

	Prior Id # 1:	97497
	Prior Id # 2:	
	Prior Id # 3:	
	Prior Id # 1:	
	Prior Id # 2:	
	Prior Id # 3:	
	Prior Id # 1:	
3	Prior Id # 2:	
	Prior Id # 3:	
	ASR Map:	
	Fact Dist:	
	Reval Dist:	
	Year:	
	LandReason:	
	BldReason:	
	CivilDistrict:	
	Ratio:	

